



# **Much Wenlock Town Council**

## **Planning & Environment Committee Meeting**

**1<sup>st</sup> November 2022**

**Supporting Papers**

19/22

# MUCH WENLOCK TOWN COUNCIL

Minutes of a **Planning & Environment Committee meeting**  
held at 7.00 pm on Tuesday, 4<sup>th</sup> October 2022 at the Corn Exchange, Much Wenlock

**Present:** Councillors William Benbow, David Fenwick (in the chair), Daniel Thomas, Chris Tyler, and Linda West

**In attendance:** Diane Barlow – RFO, one member of the Flood Group and a one member of the public.

## 1. Apologies

Councillor Wilf Grainger – work, Councillor Toon – training course.

## 2. Disclosure of Pecuniary Interests

Members were reminded that they are required to leave the room during the discussion and voting on matters in which they have a disclosable pecuniary interest, whether or not the interest is entered in the Register of Members' Interests maintained by the Monitoring Officer.

## 3. Dispensations

None requested.

## 4. Public Session

There were no requests to speak.

## 5. Minutes

It was **RESOLVED** that the minutes of the Planning & Environment Committee meeting held on 6<sup>th</sup> September 2022 be **APPROVED** and signed as a true record.

## 6. Planning Applications

a. Members considered a response to the following planning applications:

22/04030/FUL Proposed Dwelling To The North Of, Bridge Road, Much Wenlock	Erection of 1 no detached dwelling. Cllrs considered the plans were of high quality and noted that a dropped kerb was already in place. <b>It was RESOLVED no objection.</b>
22/04183/FUL The Stables, Victoria Road, Much Wenlock	Erection of single-storey rear and side extension following removal of existing single storey studio building and reduction in height of existing stone wall/landscape feature to facilitate the proposed extension. <b>It was RESOLVED no objection.</b>
22/04208/FUL Proposed Conversion, Bourton Westwood Farm, Bourton Westwood, Much Wenlock	Conversion of former agricultural building to 1No dwelling with associated parking and garden areas. <b>It was RESOLVED no objection.</b>
22/04209/FUL Proposed Caravan Site SW Of Bourton Westwood Farm, Bourton Westwood, Much Wenlock	Change of use of land to accommodate 9No. seasonal caravan pitches including improvements to B4378 access. <b>It was RESOLVED to object. Members were concerned that the development did not lead to overdevelopment of the location and in particular the site's access, which was a byway open to all traffic, regularly used by walkers and horse riders. Members also had concerns about the lack of screening of the proposed caravans from the main road.</b>
22/04391/FUL Cuan Wildlife Rescue, Wildlife Rescue Centre At, The Signals, Stretton Road, Much Wenlock	Erection of building for wildlife rescue charity with residential first floor flat above. It was noted that the original application had been withdrawn due to concerns that the new building would be used for residential rather than business purposes. <b>It was RESOLVED that Members had no objection to the development, notwithstanding the fact that residential development at this location was contrary to policy. Members requested that any first floor residential use be restricted to use ancillary to the wildlife centre and the residential use restricted also by a s106 agreement.</b>

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<p>22/04321/FUL 16 Barrow Street, Much Wenlock</p>	<p>Removal of existing conservatory roof and replace with insulated 'guardian' solid roof. Roof style to match existing. <b>It was RESOLVED no objection.</b></p>
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**7. Planning Decisions**

**It was RESOLVED to note the following planning decision:**

<p>22/03945/TPO 1 Park View, Much Wenlock</p>	<p>Works to 1no. Walnut (T1) (see schedule) protected by the Bridgnorth District Council (Old Engineering Works, Barrow Street, Much Wenlock) TPO 2002 (Ref. BR/TPO/116) <b>Decision: Grant Permission</b></p>
<p>19/05560/OUT and TWC/2019/1046 Ironbridge Power Station, Buildwas Road, Ironbridge</p>	<p>Outline application (access for consideration comprising formation of two vehicular accesses off A4169 road) for the development of (up to) 1,000 dwellings; retirement village; employment land comprising classes B1(A), B1(C), B2 and B8; retail and other uses comprising classes A1, A2, A3, A4, A5, D1 and D2; allotments, sports pitches, a railway link, leisure uses, primary/nursery school, a park and ride facility, walking and cycling routes, and associated landscaping, drainage and infrastructure works. <b>Decision: Grant Outline Permission</b></p>

**8. Draft Shropshire Local Plan Review 2016 – 2038**

Cllr Tyler advised that the second stage of the Local Plan Review had been delayed as dialogue was still taking place between Shropshire Council and the Local Plan Inspectors. The Council was awaiting the outcome of those discussions before confirming the timing of the next stage.

**9. Flooding issues**

- a. Members noted with thanks a written update from the Flood Group. Members of the Flood Group present also gave additional verbal information. The Flood Group had met the previous week under the patronage of the National Flood Forum. A report previously circulated to the Flood Group and a report on work undertaken by Shropshire Highways to provide a short-term solution to flooding from fields was discussed. Funds could be sought in the short-term to provide preventative solutions to properties most at risk at Hunters Gate with additional grants available from the Environment Agency (EA). The Flood Group had concluded that, whilst they would continue to support residents of Hunters Gate, they had now undertaken as much as was possible. Members were advised that a meeting with John Bellis and residents of Hunters Gate was being arranged to discuss flooding issues on the estate.

**It was RESOLVED that the Town Clerk should write to John Bellis to request the attendance of a Town Councillor at the meeting with the Hunters Gate residents.**

It was noted that there were some errors in the WSP report on Hunters Gate relating to flood depths with millimetres used instead of metres. Concern was expressed about the speed of follow up to implement recommendations made within the report.

With regard to Shadwell Quarry, the Flood Group were critical of the report drawn up by the EA and members of the Flood Forum believed that out of date data had been used. It was advised that the removal of trees on the site would cause issues with ground water run-off. The fragility of the old railway line and the potential effect on the Down Mill were also concerns. The Flood Group would like a survey of the quarry to be undertaken by Shropshire Council with the involvement of Severn Trent Water.

Recent works to damaged drains on Sheinton Street carried out by Shropshire Council had rectified damage caused by other contractors. The Flood Group expressed thanks to Shropshire Highways for their efforts.

- b. There was nothing to report from the Working Group.
- c. There were no other flooding matters.

**10. Transport Working Group**

Members noted a verbal report from the Transport Working Group. It was unclear whether the Tasley Gateway application would be presented to the Planning & Environment Committee for comments. The Town Council would be seeking compensation for the impact of this development on the Gaskell Corner, but it was not known whether the application would be decided at officer level or submitted to a Shropshire Council Planning Committee for decision.

**It was RESOLVED that the Planning and Environment Committee should ascertain what process was being followed with the Tasley development application.**

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- 11. **Climate Change and Ecological/Nature Emergencies\***
- 12. **Consultation\***
- 13. **Street Lighting\***
- 14. **Street naming \***
- 15. **Footpath/Bridleway Creation Orders\***
- 16. **Footpath Diversion Orders\***
- 17. **Road closures\***

Members noted the following road closure:

Location: Barrow Street, Much Wenlock  
 Date/Time: 16<sup>th</sup> to 20<sup>th</sup> January 2023, Monday to Friday 09:30 – 16:00  
 Purpose: Carriageway repairs  
 Agency: Shropshire Council

Cllr Dan Thomas advised that residents would be informed that vehicles would need to be moved from the road prior to the works commencing. If a car was present when the works were due to commence then the work would need to be delayed.

- 18. **Highways matters \***
  - a. Members noted an update on outstanding highways matters:
    - parking proposals for Much Wenlock – still held up with WSP
    - repainting of road markings at the junctions around the Gaskell corner - logged as job number 1727727 and awaiting completion
  - b. There were no other highways matters arising.

- 19. **Tree Preservation Orders (TPOs)\***
- 20. **Stopping Up Orders\***
- 21. **Speed Limit Orders\***
- 22. **Prohibition Orders\***

**23. Date of next meeting**

It was **NOTED** that the date of the next meeting would be Tuesday, 1<sup>st</sup> November 2022 at 7pm at the Corn Exchange, Much Wenlock.

**PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960**

Pursuant to Section 1(2) of the above Act and due to the confidential nature of the following business to be transacted it was **RESOLVED** that the public and press should not be present.

**24. WSP Flood Assessment Report for Hunters Gate**

Members considered the confidential WSP Flood Assessment Report for Hunters Gate. It was noted that the Town Council was being asked to comment on option 4c as this would offer the cheapest short-term solution available. Members considered that the matter should be referred to the Strategic Flood Working Group and discussed with specialist members of the Local Plan Working Group.

**25. Planning Enforcement**

No enforcement matters.

The meeting closed at 8.20 pm.

Signed.....(Chairman)

Date.....

Wednesday, October 19, 2022 at 5:14:16 PM British Summer Time

**Subject:** Item 8 Havelock Cottage 3 Shrewsbury Road Much Wenlock 22/02298/FUL

**Date:** Monday, 17 October 2022 at 17:37:20 British Summer Time

**From:** Tim Ward

**To:** Dan Thomas, David Fenwick

**CC:** Town Clerk, [REDACTED]

Please note that following further legal consideration it has been established that the above application does not fully meet the tests for committee referral under the Council’s scheme of delegation. Specifically, there was no Member call-in request within 21 days. Additionally, the officer refusal recommendation is contrary to the position of the Town Council, but the latter has not put forward any material reasons in support of a contrary recommendation. Accordingly the application is referred back to officers for determination and the agenda item has been withdrawn from consideration at tomorrow’s meeting.

If you have any queries please do not hesitate to contact me

Kind regards

Tim

Tim Ward  
Committee Officer / Commons Registration Officer  
Legal and Democratic Services  
Resources Directorate  
Shropshire Council  
Shirehall  
Abbey Foregate  
Shrewsbury  
SY2 6ND

Phone: 01743 257713  
Fax: 01743 252713  
Email: [tim.ward@shropshire.gov.uk](mailto:tim.ward@shropshire.gov.uk)  
Web: [www.shropshire.gov.uk](http://www.shropshire.gov.uk)

Please note my normal working days are Monday, Wednesday, Thursday and Friday

If this is a request for information under the Freedom of Information Act, or similar legislation, please submit your request using our online form, at [www.shropshire.gov.uk/access-to-information/request-general-information/](http://www.shropshire.gov.uk/access-to-information/request-general-information/)



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- Much Wenlock Town Council The Corn Exchange 62 High Street Much Wenlock Shropshire TF13 6AE	Date:	19th October 2022
	Our Ref:	21/03873/FUL
	Your Ref:	Mr A McDonagh

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
 APPEAL UNDER SECTION 78**

<b>Site Address:</b>	Withies Campsite , Stretton Road, Much Wenlock, TF13 6DD.
<b>Description of development:</b>	Proposed siting of 5 Glamping Pods and 2 Log Cabins and installation grass grid access track at existing caravan and camping site
<b>Application reference:</b>	21/03873/FUL
<b>Appellant's name:</b>	Mr A McDonagh
<b>Planning Inspector ref:</b>	APP/L3245/W/22/3304264
<b>Appeal reference:</b>	22/03075/REF
<b>Appeal start date:</b>	19 October 2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Shropshire Council to refuse to grant planning permission for the above proposal.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: **The Planning Inspectorate, Room 3/E, Temple Quay House, 2 The Square, Bristol, BS1 6PN.**

**All representations must be received by 23 November 2022.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be

copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be inspected on the Council's online Planning Register <https://pa.shropshire.gov.uk/online-applications/> and click on the Appeals section before searching or

<https://pa.shropshire.gov.uk/online-applications/search.do?action=simple&searchType=Appeal>.

You can get a copy of the Planning Inspectorate's "Guide to taking part in planning appeals" booklet free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

For further information, please email [appeals@shropshire.gov.uk](mailto:appeals@shropshire.gov.uk).

Yours faithfully

**Gill Fuller**  
Planning Business Support Technician  
Contact No :- 01743 258920  
Planning Services  
Shropshire Council

- Much Wenlock Town Council The Corn Exchange 62 High Street Much Wenlock Shropshire TF13 6AE	Date:	20th October 2022
	Our Ref:	22/00071/FUL
	Your Ref:	

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
 APPEAL UNDER SECTION 78**

<b>Site Address:</b>	Proposed Holiday Let Accommodation SW Of Westwood House, Stretton Westwood, Much Wenlock, Shropshire.
<b>Description of development:</b>	Erection of 2No holiday lets partially dug into ground, with subterranean courtyards, new pond, associated landscaping and habitat creation, 3No EV charging points, new E-Bike storage, and 18.4 Kw Solar Array, with ground source heat pump
<b>Application reference:</b>	22/00071/FUL
<b>Appellant's name:</b>	Mr And Mrs D Lewis
<b>Planning Inspector ref:</b>	APP/L3245/W/22/3301595
<b>Appeal reference:</b>	22/03077/REF
<b>Appeal start date:</b>	20 October 2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Shropshire Council to refuse to grant planning permission for the above proposal.

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Yours faithfully

**Gill Fuller**  
Planning Business Support Technician  
Contact No :- 01743 258920  
Planning Services  
Shropshire Council

- Much Wenlock Town Council The Corn Exchange 62 High Street Much Wenlock Shropshire TF13 6AE	Date:	20th October 2022
	Our Ref:	22/02284/FUL
	Your Ref:	ETP200396 Wigwig End

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990  
 APPEAL UNDER SECTION 78**

<b>Site Address:</b>	Proposed Dwelling To The East Of 25, Homer, Much Wenlock, Shropshire.
<b>Description of development:</b>	Erection of a dwellinghouse following demolition of existing buildings (resubmission)
<b>Application reference:</b>	22/02284/FUL
<b>Appellant's name:</b>	Mr M Webb
<b>Planning Inspector ref:</b>	APP/L3245/W/22/3305054
<b>Appeal reference:</b>	22/03078/REF
<b>Appeal start date:</b>	20 October 2022

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Shropshire Council to refuse to grant planning permission for the above proposal.

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Yours faithfully

**Gill Fuller**

Planning Business Support Technician

Contact No :- 01743 258920

Planning Services

Shropshire Council

Thursday, October 20, 2022 at 3:28:57 PM British Summer Time

**Subject:** Re: [EXTERNAL] Re: Community Speed Watch in Much Wenlock (DRAFT REPLY)

**Date:** Tuesday, 11 October 2022 at 17:28:58 British Summer Time

**From:** [REDACTED]

**To:** SNT Broseley and Much Wenlock

**CC:** Boardman, Andrew, [REDACTED] Trudi Barrett, Christian Toon

Dear Mal

Thank you for your email and your note about the capabilities of the data box.

I appreciate that the risk assessment is not undertaken by the Safer Neighbourhood Team. However, it is particularly irksome to be turned down at this stage giving that our request was in response to a notice from Neighbourhood Watch asking for residents to consider organising a CSW scheme. We circulated residents, gathered support and obtained the support of the Town Council which took quite a lot of time, all to no effect because a scheme in this location was not going to get off the ground in the first place. Perhaps in the first instance anyone considering such a scheme could be given some guidance about the suitability of areas before engaging in nugatory work.

With regard to the data box itself, could we request that it not be sited close to the junction with Victoria Road as this is not where the speeding problem occurs since motorists slow down to navigate the corner. About 50 to 100 metres higher up and on the side leaving the town would give a better picture.

I note that the data box will not record vehicle weights - could you advise on other steps which might be taken to monitor HGV usage over 7.5 tonnes?

Kind regards

[REDACTED]

On 26 Sep 2022, at 09:24, SNT Broseley and Much Wenlock <[bmw.snt@westmercia.police.uk](mailto:bmw.snt@westmercia.police.uk)> wrote:

[REDACTED]

My apologies for the delay in replying and once again my apologies regarding the Community Speed Watch (CSW) Scheme site on the Bourton Road not being suitable. The Safer Neighbourhood Team do not make the decision regarding the safety of the site, the risk assessment is conducted by the CSW Co-ordinator and they work to a specific set of criteria. I am afraid that when I said that West Mercia Police can only conduct speed surveys from public areas that also applies to volunteers in the CSW, so using your own driveway would not be permitted under the terms of the scheme.

The data from this should help regarding speed, it can then be used to evidence the requirement for additional measures to be put in place if excessive speeds are recorded.

I will have to ask the question to a road policing expert regarding the data box and the strips, I am not aware of its full capabilities.

Kind Regards,  
Mal Goddard  
PCSO 6421  
Extn 7704210